

Summary of Community Meeting

For RZ: 2016-642 (CPCC Levine Campus)

A Community Meeting for Rezoning Petition 2016-642 was held on Monday, February 29, 2016 beginning at 6:30 p.m. in the LV2150 Auditorium on CPCC's Levine Campus. In attendance was the CPCC Rezoning Team, as well as adjacent property owner guests Doris Bridges, and Elizabeth and Thomas Caryl.

The meeting began promptly at 6:30 p.m. with a brief introduction of the rezoning process, expansion plans for the existing campus, and an explanation of how the proposed Rezoning ties into the overall Levine Campus scheme. A power-point presentation was used to orient guests to the location of the Rezoning Site in relation to the existing Levine Campus.

A Question & Answer session followed.

Property owner attendee asked about CPCC's expansion plans beyond the current Rezoning Site. Potential locations for future expansion were shown and a discussion ensued about whether, when and where CPCC Lane will cross I-485, with the ultimate conclusion being that it was too early to tell. The Caryl property owners also asked whether it would be possible to include their property in the current Rezoning. Applicant responded that the additional property could not be included due to additional costs involved.

Property owner attendees complained that the property adjacent to their parcels was being used as a dumping ground and requested that it be cleaned up. Applicant stated that the property would be cleaned up although could not guarantee when the clean-up would occur. If the dumping was occurring on adjacent property owned by Mecklenburg County, CPCC agreed to either clean up the County property, or to encourage the County to clean it up.

One property owner asked if something could be done to slow traffic along CPCC Lane. Her concern was that students coming around the curve from the CPCC parking lot were a danger to property owners attempting to pull out of their residential driveways. CPCC Lane is a State maintained road and therefore NCDOT would have to dictate what, if any, traffic calming devices might be permitted. Applicant provided the name and phone number of the Division 10 District Engineer for DOT and agreed to ask DOT whether there were any options.

A property owner asked the time frame for the construction of the parking lot. Applicant estimated construction would begin around July of 2016 and finish in the Fall of 2016. A question was also asked whether storm water from the new parking lot would run across adjacent properties post-construction. Applicant's engineer for CPCC explained how the storm drainage proposed for the Rezoning Site worked and concluded that strict storm water regulations should prevent adjacent owners from receiving any new run-off across their properties.

Attendees were provided with the dates for the Public Hearing, Planning Board Meeting and Council Decision related to the Rezoning. Meetings are held in the Matthews Town Hall and start at 7 PM. With no further questions, the meeting adjourned at approximately 7:05 p.m.

SIGN IN SHEET

CENTRAL PIEDMONT COMMUNITY COLLEGE
REZONING REQUEST FROM R-20 and R-I to B-3(CD)
PETITION RZ-2016-642
COMMUNITY MEETING

HELD ON MONDAY, FEBRUARY 29, 2016
AT 6:30 PM

MEETING HELD IN THE LV2150 AUDITORIUM, 2800 CAMPUS RIDGE
ROAD, MATTHEWS, NORTH CAROLINA, 28105

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

NAME	ADDRESS	PHONE #
1. Doris Bridges	2116 CPCC Lane	704 562-3800
2. Vicki Saville	MATTHEWS, NC 28105 CPCC	704 330 6224
3. Jim McLeod	1121 Barkley Rd. Charlotte, NC 28209	336-932-9725
4. Catalina Ramirez	CPCC	704 330 4288
5. Suzanne McDADE	MOSELEY ARCHITECTS	704-540-3755
6. Elizabeth Caryl	Landlord 2080 CPCC	704 909-9151
7. Thomas Caryl	"	704 242-1509
8. JEFF SMITH	1347 HARDMON RD CLT. NC 28209	704-383-8249
9. STEPHANIE COOPER	MOSELEY ARCHITECTS	704-540-3755
10. KENT REID	CPCC	704 330 86232
11. Susan Zurek	JAH	704 998-2306
12.		
13.		
14.		

AGENDA

CENTRAL PIEDMONT COMMUNITY COLLEGE REZONING REQUEST FROM R-20 & R-I TO B-3(CD) PETITION RZ-2016-642

COMMUNITY MEETING

HELD ON MONDAY, FEBRUARY 29, 2016
AT 6:30 P.M.

- Welcome
- Introduction to Team
- Introduction to Rezoning
- Important Dates
 - March 14, 2016 Public Hearing
 - March 22, 2016 Planning Board
 - April 11, 2016 Board Decision
- History of CPCC and Matthews/Levine Campus
- Description of the Project
- Description of the Rezoning Site Plan
- Q&A
- Adjourn

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Central Piedmont Community College

Date and Time of Meeting: Monday, February 29, 2016 at 6:30 p.m.

Place of Meeting: Central Piedmont Community College – Levine Campus
Levine 1 Building
Auditorium LV2150
2800 Campus Ridge Road, Matthews, NC 28105

Petitioner: Central Piedmont Community College

Petition No.: 2016-642

We are assisting Central Piedmont Community College (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone tax parcel 215-061-15 consisting of +/- 14 acres located at the intersection of CPCC Lane and I-485 (the “Site”). The purpose of the requested zoning change is to allow for the development of the Site for college uses, including a surface parking lot to accommodate both existing and future parking needs. A map showing the Site outlined in red is enclosed herewith.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. Mecklenburg County GIS records indicate that you are an owner of property that adjoins, is located across the street from, or is near the Site.

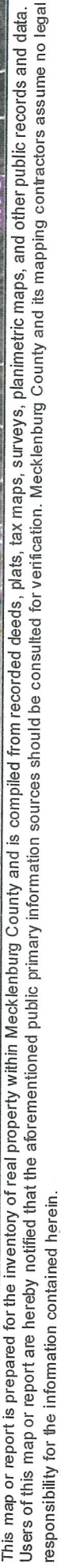
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, February 29, 2016 at 6:30 p.m. in the LV2150 Auditorium on the Levine Campus, 2800 Campus Ridge Road, Matthews, North Carolina 28105. We have included a directional map to assist you with where to park and how to find the auditorium. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and answer any questions you may have with respect to this Rezoning Petition.

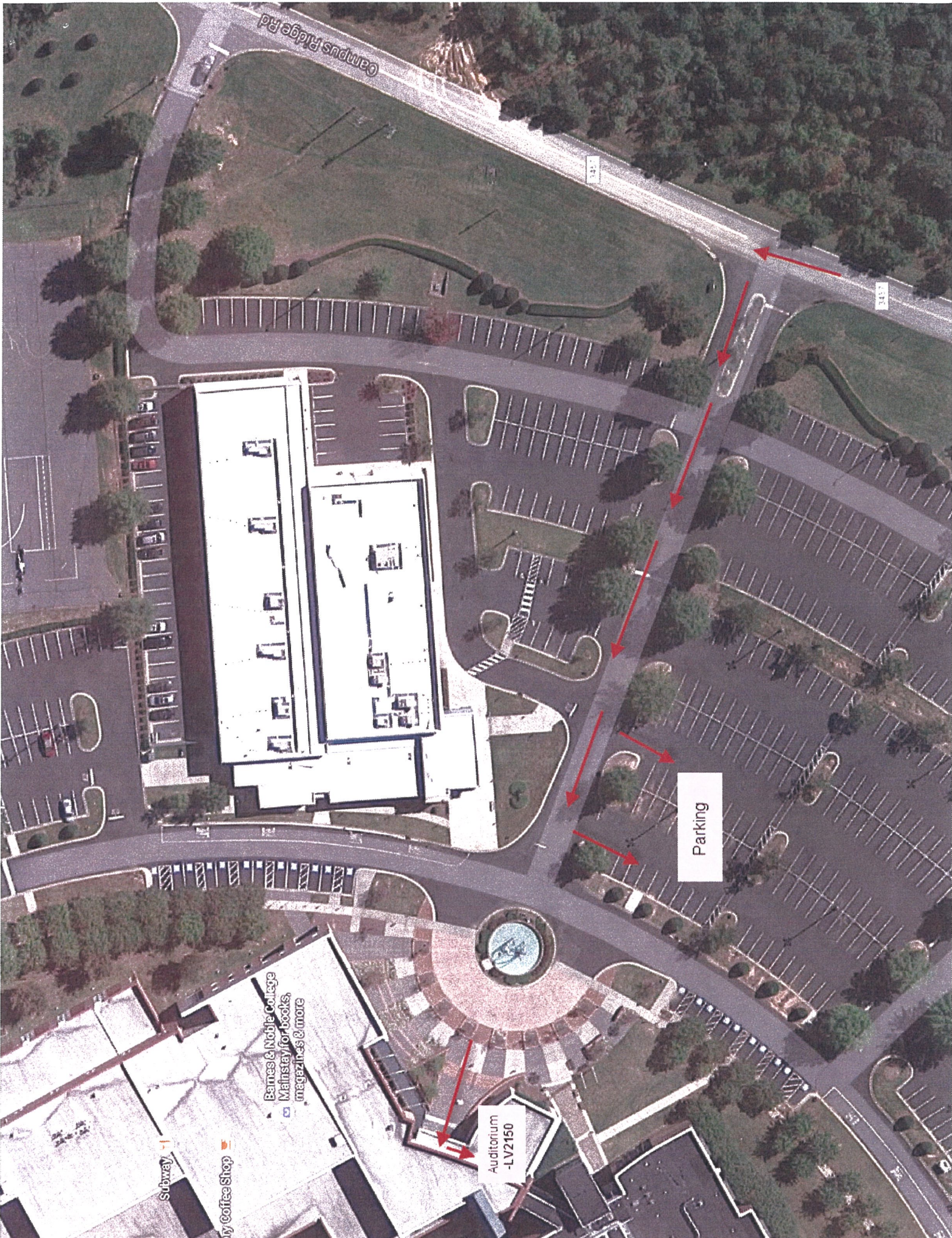
In the meantime, should you have any questions or comments about this matter, please call Susanne Todd at (704) 998-2306.

Johnston, Allison & Hord, P.A.

cc: Mayor James P. Taylor
Commissioner John F. Higdon
Commissioner Chris Melton
Commissioner Jeff Miller
Commissioner Larry Whitley
Commissioner John R. Urban
Commissioner John Ross

Kathi Ingrish, Planning Director
Jay Camp, Senior Planner
Vicki Saville, CPCC
Kent Reid, CPCC





Campus Ridge Rd

3437

3437

Parking

Auditorium
-LV2150

Barnes & Noble College
Mainstay for books,
magazines & more

Subway

Joy Coffee Shop

INTERESTED PARTIES INVITED
TO COMMUNITY MEETING

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Auditorium LV2150
2800 Campus Ridge Road, Matthews, NC 28105

Petitioner: Central Piedmont Community College

Petition No.: 2016-642

Annie Lee Pressley
1303 Buckthorne Ct
Indian Trail, NC 28079

Mayor James P. Taylor
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Commissioner Larry Whitley
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Thomas G. Caryl
Elizabeth W. Caryl
7715 Conifer Cr
Indian Trail, NC 28079

Commissioner John F. Higdon
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Commissioner John R. Urban
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Mecklenburg County
Real Estate Finance Department
600 E. Fourth Street, 11th Floor
Charlotte, NC 28202

Commissioner Chris Melton
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Commissioner John Ross
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

MNC Holdings, LLC
4367 Ferguson Dr., Suite 100
Cincinnati, OH 45245

Commissioner Jeff Miller
Town of Matthews
Matthews Town Hall
232 Matthews Station Street
Matthews, NC 28105

Vicki Saville
Central Piedmont Community College
Central Campus
Facilities Services Center
1141 Elizabeth Avenue
Charlotte, NC 28204

Marvin Bethune
Ruff, Bond, Cobb, Wade & Bethune, LLP
831 E. Morehead Street, Suite 860
Charlotte, NC 28202

Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Kent Reid
Central Piedmont Community College
Central Campus
Drumm Facilities Services
P.O. Box 35009
Charlotte, NC 28235

Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105


[Redo Search](#) [Property Details](#) [Layers/Labels](#)
[Property Summary](#) [Deed Report](#) [Deed CSV](#)

Are you looking for?

1. Parcel ID	21506103
Ownership	1. PRESSLEY, ANNIE LEE
Mailing Address	1303 BUCKTHORNE CT INDIAN TRAIL NC 28079
Land Area	9.284 AC
Legal Desc	NA
Deed	03879-747

2. Parcel ID	21506104
Ownership	1. CARYL, THOMAS G 2. CARYL, ELIZABETH W
Mailing Address	7715 CONIFER CR INDIAN TRAIL NC 28079
Land Area	0.44 AC
Legal Desc	NA
Deed	23398-90

3. Parcel ID	21506105
Ownership	1. CARYL, THOMAS G 2. CARYL, ELIZABETH W
Mailing Address	7715 CONIFER CR INDIAN TRAIL NC 28079
Land Area	0.46 AC
Legal Desc	NA
Deed	23624-302

4. Parcel ID	21506106
Ownership	1. % REAL ESTATE /FINANCE DEPT. 2. MECKLENBURG COUNTY,
Mailing Address	600 E 4TH ST 11TH FLOOR CHARLOTTE NC 28202
Land Area	22.58 AC
Legal Desc	NA
Deed	05732-799

5. Parcel ID	21506109
Ownership	1. MNC HOLDINGS LLC,
Mailing Address	4357 FERGUSON DR SUITE 100 CINCINNATI OH 45245
Land Area	5.001 AC
Legal Desc	M30-561
Deed	26432-191

6. Parcel ID	21506115
Ownership	1. TRUSTEES OF CENTRAL PIEDMONT, COMMUNITY COLLEGE
Mailing Address	PO BOX 35009 CHARLOTTE NC 28235
Land Area	14 AC
Legal Desc	NA
Deed	28713-1

7. Parcel ID	21523201
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